

J. B. WOOD & CO., Inc.

Real Estate Mortgage Brokers

Let no one mislead you about property in Harlem that is occupied by colored people. It always has paid, and always will pay. Hundreds of investors have made thousands of dollars in the last ten years, and are yet making it by leasing and buying property that is occupied by colored people in Harlem, north of 125th Street.

I have bargains that will show a Net Income of from 30 to 40%. A little cash required. If your property does not pay, it is the fault of the management. One of my specialties is managing property that is occupied by colored people in Harlem. If you cannot sell your property, list it with me; I have buyers. If you have difficulty in renewing your Mortgages, call to see me. I have clients with money to loan.

I have had 15 years of experience in Real Estate Business, and understand the characteristics of my race.

"COME LET US REASON TOGETHER"

Phone Franklin 2644 350 Broadway
Morningside 7726 2209 Seventh Avenue
New York

50,000 Square Feet Available

February 1st, 1921

24-26 White St. and 25 Walker St.

Six story and basement buildings.
Heat; two elevators; all improvements.

Price \$150,000 Mortgage \$90,000 @ 5% 10 Years
Plot Contains 6,630 Sq. Ft.

One of the few six-story buildings in the neighborhood. Convenient to the four subway stations at Canal St. In the same block with the subway and "L" stations at West Broadway and White-Franklin Streets.

Value to reproduce: 6,630 ft. ground at \$20 - - \$132,600
Value of building: 600,000 cu. ft. at \$30 per cu. ft. 180,000

\$312,600

Taxes and insurance amount to about \$2,625. 6% on purchase price shows a rental of less than \$12,000 for 50,000 sq. ft. of space. Space intrinsically worth as follows:

Store and Basement 24-6 White St. 55c. per ft. \$4,125
" " " 25 Walker St. 1,500

5 Entire Lofts (connected) both buildings 40c. gross 16,000

Total Rental Value \$21,625

Price \$150,000 Possession Feb. 1, 1921
Brokers Protected.

Chas. F. Noyes Co.

92 William St. Phone John 2000.

"Onyx"  Hosiery



The sixteen story Albemarle Building,
24th Street and Broadway,
has been purchased by

Emery & Beers Company, Inc.

AND

PAUL GUENTHER, Inc.

Sole Owners and Manufacturers of

"Onyx"  Hosiery

thereby securing a permanent sales and distributing centre in the very heart of the Wholesale District, where we hope to attain our ambition to become the World's greatest distributors of Hosiery and to welcome our good friends for many years.

S. L. PAKAS
OPERATOR

21 PARK ROW
TEL. BARCLAY 9755

ASHFORTH & CO.

(Incorporated)

REAL ESTATE
Management a Specialty

501 Fifth Avenue. Est. 1852.

ESTABLISHED 1867

Ruland & Whiting-Benjamin Corporation

5 Beekman Street
Telephone Cortlandt 1122

36 East 58th Street
PLAZA 4261

REAL ESTATE

AGENT—BROKER—APPRAISER

Business, Residential and Industrial Property

FIFTY YEARS' EXPERIENCE

IN THE MANAGEMENT OF REAL ESTATE HAS MADE
THIS COMPANY EFFICIENT IN
REDUCING OPERATING EXPENSES and
INCREASING EARNING CAPACITY

TO INVESTORS

AND TO

Attorneys, Executors & Administrators, Etc.

We Offer Our Services, Backed by an Experience

1856 OF SIXTY-FIVE YEARS 1919

For the Conservative, Honest and Careful

Management of Property

AND

Collection of Rents**J. ROMAINE BROWN CO.,**

299 MADISON AVE.

We Also Have for Sale Some Excellent Investments

Do You Realize---

A dollar is worth more in buying real estate to-day than in any other commodity.

Realty prices have not advanced in proportion to the declining value of the dollar.

Such a condition is without precedent—it won't continue!

The time to invest is NOW!

Buying a private house in the Fifth, Park and Madison Avenue sections is not only more economical than renting, but you obtain a permanent home of comfort and dignity—and are making an investment that is certain to increase in value.

There are completed and fully tenanted business and apartment buildings for sale that yield exceptionally high returns on the investments.

(The course of the market next spring will prove the timeliness of this suggestion.)

Douglas L. Elliman & Co.

Town and Country Residences

At 48th Street 414 MADISON AVE. Murray Hill 5600

The New Holland Building

**The Holland House**

Southeast Corner of
5th Avenue and 30th Street

will be converted into a commercial building of unique character. Retaining its impressive facade, it will, when completed, accommodate a few organizations requiring conveniently located, spacious and dignified display rooms or executive offices provided with appointments and service of the highest type. Each floor will have an area of about 15,000 square feet gross. Ready for occupancy on May 1.

FRED'K FOX & CO.

(Incorporated)

14 West 40th Street New York

Phone VANDERBILT 540

TO LET DOWNTOWN

Corner Store and Basements—Drug and Chemical Trade—May 1st.
Small Building—West Side, Hardware Section—Feb. 1st.
Thirty Thousand Square Feet—West Side—Merchandise—May 1st.
Ten Thousand Sq. Ft. Office Space—Below Chambers St.—May 1st.
Corner Building—Produce District—May 1st.

And other desirable properties for sale or rent.

Wm. H. Whiting & Co.,

41 Park Row

Tel. 5900 Cortlandt

A Home of Your Own Will Save You Money

Why deny your family and yourself the many comforts that a home of your own would give to them? Buy a home of your own and save money—first, by not paying exorbitant rents, and, second, by reducing your income tax that amount. Money invested in a home is non-income producing and thereby income tax exempt.

From among the many attractive and beautiful homes which Pease & Elliman have at their disposal, the two listed below have been taken. They are representative of dozens of others, equally attractive and desirable. If they do not quite meet your requirements there are others on our lists that will. A special list will be sent on request.

D. 1—An English Basement Home

At the asking price of \$115,000 we can recommend this residence, a most attractive five story dwelling, in first class condition, just east of the finest residential part of Fifth Avenue. The decorations are well executed and make a pleasing background for a real modern home.

Four master's rooms, five servants' rooms and four baths provide spacious accommodations for a family of moderate size. Unusual features of this dwelling include a smoking room extension and back stairs from ground floor to roof.

This property is offered on terms convenient to a purchaser.

D. 2—A Gem on Fifth Avenue

This is a most attractive residence, overlooking Central Park at one of its prettiest points. It is a six story, American basement building, with a marble front, twenty-five feet wide, in the most desirable residential section of New York.

There are eight master's rooms, ten servants' rooms and seven baths. This dwelling is ready for immediate occupancy. It has an electric elevator and is in fine condition throughout.

The owner asks \$180,000 for it. This price includes \$100,000 on first mortgage, and the owner will permit a reasonable amount of the balance to stand on second mortgage. It would be hard to find a finer home at the price.

Pease & Elliman

165 W. 72d St.
Near Broadway

340 Madison Av.
Near 43d St.
Tel. 6200 Murray Hill

55 Liberty St.
Cor. Nassau St.

HEIL & STERN

Phone 4280—Watkins

1165-1167 BROADWAY, N. W. Cor. 27TH STREET

Real Estate Brokers

Specialists in Business Properties in
the Commercial Centre from
14th Street to 42nd Street

SELLING—LEASING—MANAGEMENT

If you are considering purchasing a building for your own occupancy, consult us about your mortgage.

\$15,000,000

on Mortgages were
Placed by this office
during 1919

WM. A. WHITE & SONS

ESTABLISHED 1868

46 Cedar St., New York
Tel. 5700 John

Lower New York Is the Center of the Country and the Heart of the World

Here are focussed the Great Banks, the Exchanges, the Customs House, the Exports and the Importers, the Great Industrial Corporations and their attendant Law Firms.

The Principal Courts, the seat of Municipal Government with all the various Departments, the Jewelry Industry, Tobacco, Rice, Coffee, and Tea; the Drugs, the Leathers, the Metals---the Treasury---the Assay Office, and the Mint.

Insurance of all kinds, Fire, Life, Accident, and Marine, all have their headquarters here.

The Shipping interests, the Transatlantic Companies, and their Satellites, have their homes here.

The Vaults and the mighty buildings that house them are here with all their safeguards for valuable securities.

This is the strong box of the World, and for the strong man and firms who belong here, we can provide the business homes.

We buy---we lease on long term---we develop, and we sell only Downtown property.

COME TO US with your needs or your offerings, either directly or through your own broker, and we will help solve your problem.

BROADWAY JOHN STREET CORPORATION,

ELIAS A. COHEN, President,

206 Broadway, New York City.

Telephone, Cortlandt 5005